

Project Description Preparation Form

Lead Agency: City of Coalinga

Applicant Entity/Business Name: St. Green, Co., Ferdosee Ranch, LLC. PO. Box 738, Coalinga, CA

License Type(s): Cultivation (indoor)

Date: 10/24/2022

1. Source(s) of Information:

Identify Sources: The City of Coalinga General Plan General Plan EIR, Topographic Surveys, Project Application.

2. Project Location:

Describe Project Location: The project is located at 9900 Cody Street near Gale Ave and Elm Ave/SR198. The APN for this site is 070-120-01s, 02s, 03s.

Maps Included: Attached is a project location map.

3. Description of Project Site:

General Topographic Features (slopes and other features): The project is located within an existing industrial subdivision that is fully developed with existing structures and parking areas.

Natural Features (general vegetation types, presence of streams and wetlands, forested areas): The property is substantially developed with little or no vegetation (tumble weeds). There are no wetlands, forested areas of streams in the vicinity of the project location. The property lies within a Zone "A" special flood hazard area inundated by 100 year storm. The applicant shall be required to comply with all federal, state and city regulations (Section 9-8.501) such as construction materials and methods, grading and excavation and other applications which control development in flood prone areas. This has been added as a condition of approval to comply with the applicable section in the planning and zoning code related to floodplain management.

Existing Land Uses/Zoning: The existing land use designation for this property is MB (manufacturing and Business which is an industrial designation, with an MBL (manufacturing/business light) zoning designation. The proposed use is consistent with that of the underlying general plan land use designation and zoning classification.

Existing Constructed Features (buildings, facilities, and other improvements): There are onsite features such as existing structures, parking facilities, landscaping and lighting and a perimeter chain link fencing. All public utilities are currently servicing this location.

Surrounding Land Uses (including sensitive uses): To the north is the Fresno County line with vacant grazing land/oil fields. To the west is an existing commercial cannabis facility. To the east is a Caltrans Maintenance Yard and active agricultural activities. To the south is the West Hills College Farm of the Future (agricultural activity – row crops, permanent tree crop). There are no identified sensitive uses within a mile of this location.

4. Required Site Improvements and Construction Activities:

Site Improvements: Required improvements for this project include the installation of off-site improvements (curb, gutter, sidewalk, street lighting. On-site improvements include rehabilitation of the existing structures to accommodate the cultivation operation including administrative offices. See attached site plan.

Construction Activities: Construction on-site activities include rehabilitation and conversion of existing structures to accommodate the cultivation activities. This will include plumbing, electrical and mechanical work. There will also be onsite landscaping improvements.

5. Operation and Maintenance Activities:

Hours of Operation/Work Shifts: 24 hours, 7 days a week

Number of employees (total and by shift): 15-20

Estimated Daily Trip Generation: Total daily trips for employees and deliveries is estimated at 25 trips per/day.

Source(s) of Water: The City of Coalinga will be providing potable water to the facility. The project is expected to use approximately .07 acre feet of water per year. This represents 0.007% of the City’s annual contracted allocation.

Wastewater Treatment Facilities: City Wastewater Facility will handle all waste from this facility.

Source(s) of Power: Pacific Gas and Electric

6. Environmental Commitments: The project proponent has provided in their application that 75%+ of water will be reclaimed and reused in their processes from manufacturing to cultivation. In order to control odor while producing at the above capacity and remaining compliant with §9-5.128(d)(15), the facilities will be equipped with both negative pressure and mass filtration systems. Odor control systems will be checked and replaced as necessary to prevent odor from escaping the facilities and becoming a nuisance to the applicant’s neighbors.

In the event that archaeological remains are encountered during grading, work shall be halted temporarily, and a qualified archaeologist shall be consulted for evaluation of the artifacts and to recommend future action. The local Native American community shall also be notified and consulted in the event any archaeological remains are uncovered.

In an effort to conserve energy, the applicant will be using LED technology for their grow rooms and standard lighting fixtures throughout the facility.

7. Environmental Permits Required (List all required federal, state, and local permits required):

Agency	Permit	Status
California Department of Food and Agriculture, CalCannabis	Annual Cultivation License	Applicant Preparing

Agency	Permit	Status
California Department of Fish and Wildlife	Section 1602 Lake or Streambed Alteration Agreement	Applicant Preparing
State Water Resources Control Board / Regional Water Quality Control Board	Water quality protection program	Applicant Preparing
City of Coalinga	Cannabis Regulatory Permit	Pending Council Approval
City of Coalinga	Land Use Permit	Approved 10/20/2022
San Joaquin Valley Air Pollution Control District	Right to Construct Permit	Applicant Shall Receive prior to Permit Issuance for Grading Activities